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Amendment #2 to the Lake Berryessa Prospectus

On July 2, 2015, the Bureau of Reclamation (Reclamation) posted a Prospectus for commercial services development and operation of lodging, food service, marina, campgrounds, boat rentals, and retail sales at Lake Berryessa, Napa, California. Reclamation conducted Prospectus Review and Site Orientation visits to five concession areas at Lake Berryessa on July 17 and July 24.

This Amendment to that Prospectus provides the following information:

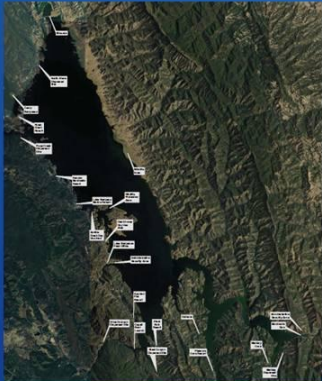
1. The slide show presented at the Prospectus Review and Site Orientation meetings is included and titled Lake Berryessa Prospectus Review and Site Orientation, starting on page 2 of this Amendment.
2. A copy of documents handed out as a part of the Prospectus Review and Site Orientation meetings including agendas and lists of Required and Authorized Facilities and Services is included, starting on page 12 of this Amendment.
3. At the Prospectus Review and Site Orientation meetings, as well as through written queries, Reclamation has received questions in regard to the Prospectus. Those questions, along with responses are included in this amendment, starting on Page 21 of this Amendment. Similar questions have been combined or paraphrased.
4. A list of all individuals who attended one or more of the Prospectus Review and Site Orientation meetings is included on page 36 of this amendment.

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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 1 and 2

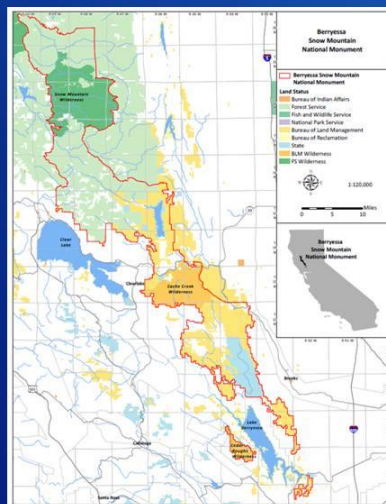
RECLAMATION
Managing Water in the West

Lake Berryessa Prospectus Review and Site Orientation



U.S. Department of the Interior
Bureau of Reclamation

Map of Berryessa Snow Mountain National Monument



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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 3 and 4

Map of Lake Berryessa



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Agenda

- **Introductions**
- **Itinerary**
- **Lake Berryessa Visitor Services Plan, Record of Decision**
- **Review components of the Prospectus**
- **Five Sites Orientation**
- **Questions and Next Steps**

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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 5 and 6

Implementing the Visitor Services Plan, Record of Decision

- VSP initiated in 2000; more than 3,400 written comments from more than 100 public meetings and briefings
- ROD signed in June 2006
- Main emphasis:
 - No more private exclusive use (long-term trailer parks); instead focus on a range of diverse, short-term recreation services that are year-round and help support the economic vitality of surrounding community
 - All concession areas must be developed, operated and maintained by concession contractors under long-term contracts with Reclamation

RECLAMATION

Implementing the Visitor Services Plan, Record of Decision

- Main emphasis cont'd:
 - Facilities must be developed within appropriate geographic locations relative to critical reservoir operations
 - Facilities, services and operations must be in compliance with applicable Federal, State and local laws, regulations and codes.

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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 7 and 8

Prospectus

- Part 1 Summary Business Opportunity
- Part 2 Concession Management in Reclamation
- Part 3 Instructions to the Bidder
- Part 4 Business Opportunity
- Part 5 Administrative Documentation
- Part 6 Draft Concession Contract and Exhibits
- Part 7 Appendix

RECLAMATION

Part 1: Summary Business Opportunity

- A brief description or synopsis of the business opportunity described in the prospectus including:
 - Bid Period July 2, 2015 through August 31, 2015
 - Brief description of the kinds of services that Reclamation defines as Required or Authorized
 - Summary of history and planning that has been undertaken to identify Required and Authorized Facilities

RECLAMATION

Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 9 and 10

Part 2: Concessions Management in Reclamation

- An overview of the methods for concession management and the standards that will apply to concession contracts under the Bureau of Reclamation.



RECLAMATION

Part 3: Instructions to the Bidder for Preparing the Proposal

- A review of the information necessary to bid including:
 - Response Period
 - Meeting and tours
 - Format of the bid
 - Where and how to submit a bid
 - Proposals and contracts will be considered public documents
 - Questions will be made available to all potential bidders with answers.
 - Special instructions for bidding on multiple locations
 - Ownership of Concession Contractor Improvements and Concession Area Infrastructure

RECLAMATION

Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 11 and 12

Part 4: Business Opportunity

- A brief description of the types of services and facilities to be developed at each area and other information including:
 - Basic Financial information
 - Environmental Management
 - Risk Management
 - Maintenance and Operations Plans
 - RAFI and Supplemental Surcharge funds
 - Utilities and current site conditions
 - Length of term
 - Franchise Fees

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Part 5: Administrative Documentation

- Information on the form of a bid and how bids are evaluated including:
 - Sample bid cover letters
 - Evaluation criteria
 - Environmental and Resource Protection
 - Providing Quality Visitor Services
 - Business Experience
 - Financial Capability (with forms)
 - Benefit to Government



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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 13 and 14

Part 6: Draft Contract

- Draft contract with provisions including:
 - Terms and Conditions
 - Services and Operations
 - Required and Authorized Services
 - Protection and Interpretation of Area Resources
 - Land and Facilities Used in the Operation
 - Concession Facility Improvement Program
 - RAFI and Supplemental Surcharge
 - Ownership and Disposition of Facilities
 - Concession Contractor Improvements
 - Concession Area Infrastructure
 - Franchise Fees and Financial Reporting
 - Insurance and Bonding Requirements

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Part 6: Draft Contract Exhibits

- Nondiscrimination and Accessibility
- Area of Operation
- Vacant MOU with Napa County
- Site Conditions and Rescissions
- Assigned Government Property
- Maintenance Plan
- Operating Plan
- Improvement Project Procedures



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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 15 and 16

Part 6: Draft Contract Exhibits (cont.)

- Insurance Requirements
- Financial Reporting Forms
- RAFI
- Reclamation Directives and Standards LND 04-01
- Risk Management
- Thematic Merchandising
- Environmental Management Plan

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Part 7: Appendix

- General lake Berryessa Data
- Area Maps
- Rate Approval Program
- Overview of Concession Review Program
- Environmental Protection and Pollution Prevention
- 60% Infrastructure Designs
- Project Statement Form and Instructions
- Form, Line, Color and Texture Guide
- Typical Images of Concession Areas at Lake Berryessa

RECLAMATION

Lake Berryessa Prospectus Review and Site Orientation Slideshow Slides 17 and 18

Amendment #1

- July, 2015 60% Infrastructure Designs
- July 2015 Financial Feasibility Evaluation Report
- Corrections to Prospectus documents

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Site Visits and Questions

- Brief site orientations at all five Recreation Areas
 - Putah Canyon
 - Monticello Shores
 - Berryessa Point
 - Spanish Flat
 - Steele Canyon
- All questions must be submitted in writing by 4pm Monday, July 27, 2015 and will be answered publicly in an amendment to the FBO.gov posting

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Lake Berryessa Prospectus Review and Site Orientation Slideshow Slide 19

Additional Information

Federal Business Opportunities:

www.FBO.gov

Solicitation No. MP-15-LB1

Lake Berryessa Website:

<http://www.usbr.gov/mp/ccao/berryessa/index.html>

Contact Peggi Brooks with Questions 916 989-7128 or

pbrooks@usbr.gov

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Lake Berryessa Prospectus Review and Site Orientation Slideshow Lake
Berryessa Office, 5520 Knoxville Road, Napa, CA 95694

Lake Berryessa Prospectus Site Orientation Day

- 8:30 Meet at Lake Berryessa Field Office.
- 8:40 Welcome, Peter Funkhouser, Acting Park Manager Lake Berryessa
Introductory Statement, Drew Lessard Manager, Central California Area
Office
Prospectus Summary, Warren Kasper, Outdoor Recreation Planner
Discuss site locations and travel itinerary, Peter Funkhouser and Peggi
Brooks, Chief Recreation Resources Division
- 9:20 Travel to Putah Canyon Recreation Area
- 9:40 Site orientation Putah Canyon Recreation
- 10:40 Travel to Monticello Shores Recreation Area
- 11:00 Site orientation Monticello Shores Recreation Area
- 12:00 Travel to Berryessa Point Recreation Area
- 12:15 Site orientation Berryessa Point Recreation Area
- 1:00 Lunch pick-up
- 1:15 Travel to Spanish Flat Recreation Area
- 1:30 Site orientation Spanish Flat Recreation Area
- 2:30 Travel to Steele Canyon Recreation Area
- 3:00 Site orientation Steele Canyon Recreation Area
- 4:00 Site Orientation Day Wrap-up

Times are approximate, based on travel conditions.

Please submit questions in writing to Reclamation by July 27. Any questions that Reclamation receives will be recorded and a written answer will be provided to all who attend the Site Orientation and a copy of those questions and answers (along with all handouts and materials provided to attendees) will be added to the FBO.gov posting of the Prospectus to ensure that all potential bidders have access to the information presented.

Interested potential bidders must coordinate follow up visits to further familiarize themselves with Recreation Areas with the Lake Berryessa Park Manager.

Required and Authorized Services at Putah Canyon

Facilities/Services	Required	Authorized	Total
Camping			
Tent sites	47	20	67
Standard campsites without utilities	14	0	14
Standard campsites with utilities	5	0	5
RV sites with utilities	18	0	18
Camp host site with utilities	1	0	1
RV dump station	1	0	1
Playground and group area (NR)	0	1	1
Iron Ranger	1	1	2
Lodging			
Park models	5	1	6
Boating			
Launch Lane Boat Ramp	4	2	6
Courtesy Dock	2	2	4
Launch Lane Boat Ramp (marina use only)	0	1	1
Courtesy Dock (marina use only)	0	1	1
Boat Slips	201	0	201
Houseboat Slips	15	0	15
Kiosk (Boat Ramp Sign)	1	0	1
On-Shore Fuel and/or Sanitary Storage Tank	1	0	1
Fuel Dispensing and/or Sanitary Connection	1	0	1
Fish Cleaning Station	0	2	2
Employee Housing (Park models)	0	6	6
Marina Service and Building	1	0	1
Concessionaire Building	0	1	1
Boat Repair, Yard Shop, or Tow Service	0	1	1
Dry Boat Storage (# boats)	30	0	30
Boat Rental Service	1	0	1
Day Use			
Individual Day Use Site	18	20	38
Group Day Use Area	0	1	1
Kiosk (Trail Connection)	0	1	1
Lake			
Boat Exclusion Zone	2	0	2
Amenities			
Restaurant	0	1	1
Retail Store	0	1	1
Facilities/Infrastructure			
Entry Station	1	1	2

Facilities/Services	Required	Authorized	Total
Entry Station Vault Toilet	1	0	1
Vault Toilet	0	1	1
Comfort Station, Toilets Only	3	1	4
Comfort Station, Toilets & Family Room	1	0	1
Comfort Station, Toilets, Family Room, & Showers	1	0	1
Comfort Station, Toilets, Family Room, Showers, & Laundry	0	1	1
Access Road Close Gate	2	1	3
Parking			
Single Vehicle Parking at Marina	126	0	126
Vehicle with Boat Trailer Parking	55	0	55

Required and Authorized Services at Monticello Shores

Note to Offerors: This table, and the categories of facilities shown, is intended only as a place-holder for the approved list of Required and Authorized Services to be provided by the successful bidder as a component of their bid.

Facilities/Services	Required	Authorized	Total
Camping			
Tent sites	0	0	0
Standard Sites without Utilities	0	0	0
Standard Sites with Utilities	0	0	0
RV Sites with Utilities	0	0	0
Hike-In/Boat-In Tent Sites	0	0	0
Overnight Group Use Area (50 occupants)	0	0	0
Camp Host Site with Utilities	0	0	0
RV Dump Station	0	0	0
Lodging			
Park Models	0	0	0
Cabins	0	0	0
Yurts	0	0	0
Rustic Cabins	0	0	0
Tent Cabins	0	0	0
Floating Campsite	0	0	0
Boating			
Launch Lane Boat Ramp	0	0	0
Courtesy Dock	0	0	0
Boat Slips	0	0	0
Kiosk (Boat Ramp Sign)	0	0	0
On-Shore Fuel and/or Sanitary Storage Tank	0	0	0
Fuel Dispensing and/or Sanitary Connection	0	0	0
Fish Cleaning Station	0	0	0
Marina Service and Building	0	0	0
Boat Rental Service	0	0	0
Day Use			
Individual Day Use Site	0	0	0
Group Day Use Area	0	0	0
Boat Exclusion Zone	0	0	0
Kiosk (Trail Connection)	0	0	0
Lake			
Lake Access	0	0	0
Amentities			
Restaurant	0	0	0
Retail Store	0	0	0

Facilities/Services	Required	Authorized	Total
Facilities/Infrastructure			
Entry Station	0	0	0
Entry Station Vault Toilet	0	0	0
Vault Toilet	0	0	0
Comfort Station, toilets only	0	0	0
Comfort Station, toilets and family room	0	0	0
Comfort Station, toilets, family room, and showers	0	0	0
Access Road Close Gate	1	0	1
Parking			
Single Vehicle Parking at Marina	0	0	0
Vehicle with Boat Trailer Parking	0	0	0
Other			
Other services proposed that conform to the provisions of the 2006 Record of Decision	TBD	TBD	TBD
Potable Water System	1	0	1

Required and Authorized Services at Berryessa Point

Facilities/Services	Required	Authorized	Total
Camping			
Tent Site	49	0	49
RV Sites with Utilities	0	41	41
Camp Host Site with Utilities	0	1	1
RV Dump Station	0	1	1
Iron Ranger	1	0	1
Boating			
Launch Lane Boat Ramp	0	1	1
Courtesy Dock	0	1	1
Boat Slips	0	50	50
Kiosk (Boat Ramp Sign)	0	1	1
On-Shore Fuel and/or Sanitary Storage Tank	0	1	1
Fuel Dispensing and/or Sanitary Connection	0	1	1
Fish Cleaning Station	0	1	1
Marina Service and Building	0	1	1
Day Use			
Individual Day Use Site	8	9	17
Kiosk (Trail Connection)	0	1	1
Gazebo/Group Use Shelter	0	1	1
Amenities			
Restaurant	0	1	1
Retail Store	0	1	1

Required and Authorized Services at Spanish Flat

Facilities/Services	Required	Authorized	Total
Camping			
Tent sites	17	39	56
Standard Sites without Utilities	0	10	10
RV Sites with Utilities	0	12	12
Camp Host Site with Utilities	1	0	1
RV Dump Station	1	0	1
Playground and Group Area	0	1	1
Lodging			
Yurts	0	3	3
Rustic Cabins	0	4	4
Tent Cabins	0	3	3
Boating			
Launch Lane Boat Ramp	2	2	4
Courtesy Dock	1	1	2
Boat Slips	75	0	75
Kiosk (Boat Ramp Sign)	1	0	1
On-Shore Fuel and/or Sanitary Storage Tank	1	0	1
Fuel Dispensing and/or Sanitary Connection	1	0	1
Fish Cleaning Station	0	1	1
Marina Service and Building	1	0	1
Concessionaire Building	0	1	1
Boat Rental Service	1	0	1
Day Use			
Individual Day Use Site	10	8	18
Boat Exclusion Zone	1	0	1
Kiosk (Trail Connection)	0	1	1
Lake			
Boat Exclusion Zone	1	0	1
Amenities			
Restaurant	0	1	1
Retail Store	0	1	1
Facilities/Infrastructure			
Entry Station	1	0	1
Vault Toilet	3	1	4
Comfort Station, toilets only	0	2	2
Comfort Station, toilets, family room	0	1	1
Access Road Close Gate	0	1	1
Parking			
Single Vehicle Parking at Marina	45	0	45
Vehicle with Boat Trailer Parking	33	0	33

Required and Authorized Services at Steele Canyon

Facilities/Services	Required	Authorized	Total
Camping			
Tent sites	0	19	19
Standard Sites without Utilities	0	22	22
Standard Sites with Utilities	10	22	32
RV Sites with Utilities	4	7	11
Hike-In/Boat-In Tent Sites	0	5	5
Overnight Group Use Area (20 occupants)	0	1	1
Camp Host Site with Utilities	1	0	1
RV Dump Station	1	0	1
Playground and Group Area	0	1	1
Lodging			
Park Models	12	0	12
Cabins	15	0	15
Floating Campsite	0	3	3
Boating			
Launch Lane Boat Ramp	6	4	10
Courtesy Dock	4	2	6
Boat Slips	178	100	278
Houseboat Slips	32	0	32
Kiosk (Boat Ramp Sign)	1	0	1
On-Shore Fuel and/or Sanitary Storage Tank	1	0	1
Fuel Dispensing and/or Sanitary Connection	1	0	1
Fish Cleaning Station	0	2	2
Employee Housing (Park models)	0	10	10
Marina Service and Building	1	0	1
Concessionaire Building	0	1	1
Boat Repair, Yard Shop, or Tow Service	0	1	1
Dry Boat Storage (# boats)	0	96	96
Boat Rental Service	1	0	1
Day Use			
Individual Day Use Site	10	0	10
Group Day Use Areas	0	1	1
Kiosk (Trail Connection)	0	1	1
Multi-Use Special Events Center	0	1	1
Lake			
Boat Exclusion Zone	1	0	1
Amenities			
Restaurant	0	1	1
Retail Store	0	1	1

Facilities/Services	Required	Authorized	Total
Facilities/Infrastructure			
Entry Station	1	0	1
Entry Station Vault Toilet	1	0	1
Comfort Station, toilets only	2	3	5
Comfort Station, toilets and family room	1	2	3
Comfort Station, toilets, family room, and showers	0	1	1
Comfort Station, toilets, family room, showers, and laundry	0	1	1
Parking			
Single Vehicle Parking at Marina & Restaurant	128	60	188
Vehicle with Boat Trailer Parking	75	0	75

Questions Received Regarding the Lake Berryessa Prospectus

The Bureau of Reclamation hosted Prospectus Review and Site Orientation tours at Lake Berryessa on July 17 and July 24, 2015. As well, the prospectus identified a point of contact for any questions that individuals had regarding the business opportunity outlined in the prospectus. Questions received on the Site Orientation tours, as well as questions submitted to Reclamation regarding the Lake Berryessa Prospectus are answered below. Questions have been arranged into groups of similar topics and similar questions have been combined or paraphrased for clarity.

General Questions:

- 1. Are bidders required to attend the Prospectus Review and Site Orientation?**
No. The Prospectus Review and Site Orientations are provided by Reclamation for potential bidders to become familiarized with the Prospectus and the Recreation Areas that are included in the business opportunity.
- 2. What is the Visitor Services Plan/Record of Decision (VSP/ROD) and what is its impact to the Prospectus?** The 2006 VSP/ROD determined the future recreational uses at Lake Berryessa as part of a National Environmental Policy Act, Environmental Impact Statement process. It is the planning document that the Prospectus is based on. The VSP/ROD identifies the types of services to be permitted and the management methods for the various public access points around Lake Berryessa. The VSP/ROD does not define the numbers of each type of service or facility required at the lake, instead the VSP/ROD identifies the type and distribution of facilities at the various government and concession-managed areas at Lake Berryessa.
- 3. In the methods by which bids are evaluated, does Reclamation assign additional points for bids that include more than one site (multiple sites or site bundling)?** No, there is no stand-alone scoring category for multiple sites/bundling. Bids for single Recreation Areas or some combination of Recreation Areas are welcome and encouraged. Proposals for single or bundled sites which demonstrate financial and other beneficial attributes may receive favorable scoring under the applicable evaluation criteria. As stated in the Prospectus, no more than three Recreation Areas would be awarded to any one bidder.
- 4. Why is the open period for bids short?** Reclamation determined the open period of 60 days by assessing the time necessary to develop proposals for this business opportunity, as well as to evaluate bids, negotiate contracts, and execute contracts within the planning window. Bidders requiring an extension

must contact Reclamation prior to August 31 with a proposal for extension, identifying the length of the extension desired and the justification for the extension. Reclamation will determine, based on any requests if an extension shall be authorized, and will announce any extensions.

5. **What is the schedule of selecting winning bidder(s), awarding contracts, and initiating construction?** Reclamation is unable to identify specific dates for these actions at this time because Reclamation is at present unaware of how many bids are likely to be received, the time needed to review the proposals based on the complexity of the proposals, or the time needed to negotiate and award contracts. Reclamation desires to have contracts awarded prior to the 2016 recreation season.
6. **Why are Putah Canyon, Steele Canyon, and Spanish Flat currently operating under interim contracts, was there a previous incumbent contractor that left recently?** In 2010, a contract was awarded to a long-term concession contractor for six areas at Lake Berryessa, including Putah Canyon, Monticello Shores, Berryessa Point, Spanish Flat, Steele Canyon, and Markley Cove. That long-term contract was terminated for default in 2012. Consequently four concession areas at Lake Berryessa were put under interim contracts to continue to provide public recreation services until a prospectus for long-term contracts could be developed and released. The current prospectus for Putah Canyon, Monticello Shores, Berryessa Point, Spanish Flat, and Steele Canyon is meant to address the future of development at the sites at Lake Berryessa that require substantial investment in order to develop new recreational services and facilities.
7. **Will current operators at the areas operating under interim contracts bid on the areas they currently operate or other areas?** Reclamation does not know which companies will be submitting bids until the open period for bids is complete.
8. **Is the length of the contract term negotiable?** Yes, the term may be negotiated up to a maximum of thirty (30) years.

History and Nature:

9. **Why did Reclamation remove or cause to be removed the previous facilities?** Reclamation removed, or caused to be removed, pre-existing facilities at Lake Berryessa as part of the implementation of the 2006 VSP/ROD.
10. **When did Reclamation take on direct management of recreation at Lake Berryessa?** Napa County withdrew from the agreement to manage recreation at Lake Berryessa in 1974, following a 1972 Government Accounting Office audit of operations at Lake Berryessa. In 1974 Reclamation obtained authority to directly manage recreation at Lake Berryessa via Public Law 93-493. Reclamation continued the existing agreements and contracts for the seven concession areas at Lake Berryessa through their eventual expiration in 2007-2009. In 2006 the VSP/ROD was signed, setting the stage for a new model of

diverse, short-term recreation at Lake Berryessa via new long-term concession contracts. The new set of concession contracts from this prospectus are intended to implement the VSP/ROD.

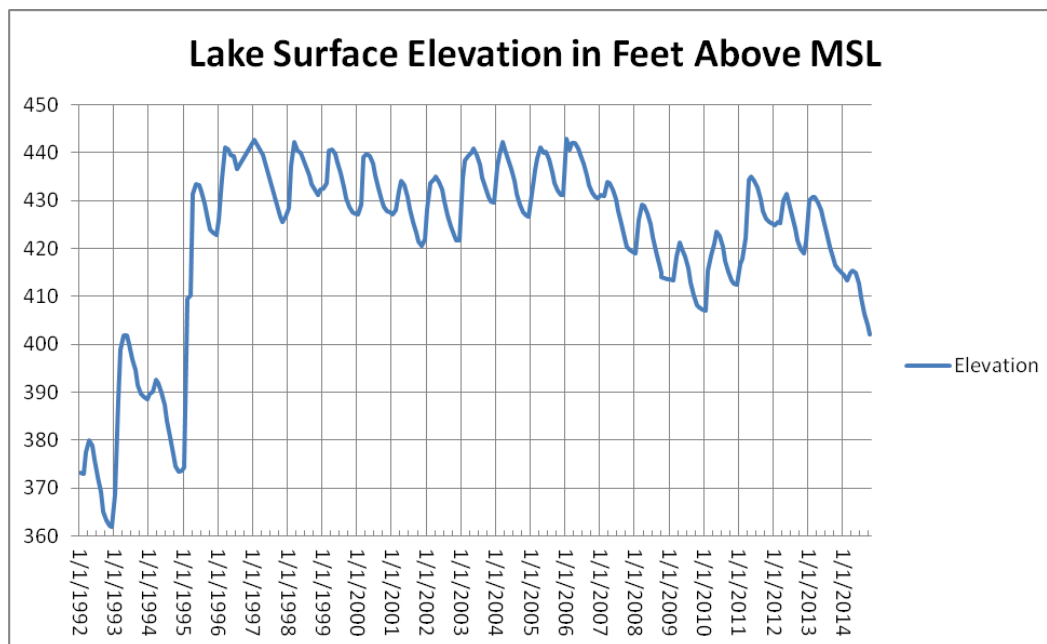
11. **Does Reclamation have visitation statistics from the past?** Yes, and recent visitation statistics are included in the prospectus. With the change in use described in item #10 visitation numbers from prior concession operations are unlikely to have much relevance to the new scope of facilities and services described in the VSP/ROD and Prospectus. For the last several years, summer weekends have seen the heaviest visitation at Lake Berryessa.
12. **What is Reclamation's mandate as far as the reservoir operations at Lake Berryessa?** Lake Berryessa is the reservoir for Reclamation's Solano project. Initially the Solano project was authorized with water supply to users in Solano County. Later a small hydro-power facility was added to the dam. Recreation was authorized in 1974. Solano Irrigation District and Solano County Water Agency have the two largest allocations of Lake Berryessa water. Napa County and Reclamation also have water allocations, including those necessary for the operation of the concession areas.
13. **How long has Forever Resorts operated at Lake Berryessa?** Forever Resorts started operating Pleasure Cove Marina on an interim basis in 2007, and was selected as a long-term concession contractor with the 2009 Prospectus.
14. **How long has Royal Elk Park Management operated at Lake Berryessa?** Royal Elk Park Management has operated Putah Canyon Recreation Area under an interim contract since May of 2013.
15. **Several large bird nests are in utility poles around Lake Berryessa. What type of bird nests are these?** Osprey.

Boundaries and Water issues:

16. **Are there any survey markers or good boundary surveys of the concession areas, and are there GPS or other data that could be provided?** Reclamation had the boundaries of the concession areas recently checked through the survey crew from the Mid Pacific Regional Office. Those boundaries are reflected in the 60% infrastructure plans. Several markers, both permanent and temporary do exist along the boundaries. Reclamation will be able to share precise and specific boundary data with the selected concession contractor. Additionally, Reclamation performed topographic surveys in 2011, including the concession areas, which were used as the base maps for the 60% infrastructure designs. Survey data will be made available for the selected offerors' use.
17. **Does Reclamation have maps of water depths?** Reclamation at Lake Berryessa does not have any bathymetric data, as that was not included in the recent boundary survey and topographic data activities conducted in the concession areas. There are topographical maps of the valley that pre-date Lake Berryessa and are available through the United States Geological Service.

18. **Describe the timing of the most significant high and low water elevations?**

The lake has a spillway at 440 feet above mean sea level (MSL) and the reservoir surcharge zone can extend to 455 MSL. The highest the lake has gotten was 1997 (445 MSL). The last time the lake ran over the spillway was in 2006. The highest the lake has gotten since then was in 2011 (435 MSL). The current lake elevation is 402 MSL. The last time the lake was at or below this level was in 1992, the historic low lake level of 361 MSL and 1994 with a level of 373 MSL. In 1993 the lake filled to 400 MSL from the historic low. The graph below indicates the high and low elevations since 1992, and demonstrates the seasonal fluctuation in lake elevation.



19. **Is there a minimum pool that is maintained in Lake Berryessa?** Water releases in Lake Berryessa are defined by the allocations that Solano Irrigation District and other smaller users have rights to. Lake Berryessa is not included in the Federal Central Valley Project (CVP) or State Water Project, and consequently is not involved in the large-scale water transfers that are part of these regional systems. No minimum pool is defined, except that related to the minimum outlet elevations for water releases.
20. **What is being done at Lake Berryessa to prevent the spread of quagga mussels?** Lake Berryessa has a self-certification process in which boaters must identify that they have not been in infected waterways within the last thirty days and that their watercraft is clean, drained, and dry. Concession contractors conduct this discussion and facilitate the self-certification with boaters as they arrive at the concession areas, and Reclamation staff does likewise at the Capell launch ramp at peak launching times. Student Interns from Solano County Water Agency may be available to expand the outreach and self-certification facilitation during the summer.
21. **What will Reclamation do if there is another drought year?** Over the last three years, the average lake level drop has been fifteen feet per year. Solano

Irrigation District operates and manages Monticello Dam, including the release of water. Even in a drought, if there is water available to be released to meet the allocation requirements for water from Lake Berryessa, then those allocated amounts of water, as adjusted or curtailed by the State Water Resources Control Board, will be taken from the lake. Reclamation and Napa County do have allocations for water. Concession contractors may wish to consider purchasing business interruption insurance as one method to address risk from continuing drought.

22. **What restrictions does Reclamation have for facilities below the 455 MSL surcharge level?** Certain types of facilities may not be built below 455 MSL as defined in the VSP/ROD. As well, facilities that are built below 455 MSL must be moveable or flood-proofed. For a copy of the VSP/ROD, please visit the Lake Berryessa Prospectus website at <http://www.usbr.gov/mp/ccao/berryessa/prospectus.html>.

Facilities and Services:

23. **How are Authorized Services defined, and can they be increased beyond the amounts identified in the Prospectus?** Authorized Services are those that were identified as desirable but not the primary needs for the development of a concession area. They are optional, and can be built if the market demand for that type of facility or service develops. Bidders may propose a higher level of Authorized Services than that identified in the Prospectus, but bids will be primarily evaluated on the ability to provide Required Services. After a contract is awarded and executes, concession contractors may propose additional Authorized Services, and Reclamation can approve those proposals as an adjustment to the Concession Contract.
24. **Can the camping and day use areas at Steele Canyon, Spanish Flat, and Putah Canyon be continued on a temporary basis as long-term development occurs?** Yes, the Reclamation Improvements and Personal Property identified in the Prospectus are assigned to the concession contractor for use so that the facility can remain at least partially open for visitor use and access to the lake as construction of permanent facilities is ongoing.
25. **Describe the park models?** Reclamation does not have a single type of park model in mind. Park models are small, moveable, prefabricated cabins, which come in a variety of sizes and models. Sizes specified in the prospectus reflect the minimum sizes required, and are the sizes covered by the NEPA documentation. Larger sizes are authorized. Park models are generally transported on axles, and when in-place the axles are removed. Park models can be moved in cases of high water, which enables them to be used within the reservoir surcharge zone subject to criteria outlined in the VSP/ROD.

26. **Why does Reclamation specify such a wide range of lodging options?**
Reclamation desires a variety and diversity of experiences be available to visitors, consequently the lodging options range from primitive (tent-cabins, yurts, rustic cabins) to highly developed (stick-built cabins, park models). As well elevation and distance from the waterline restrictions in the VSP/ROD require that facilities at certain locations be moveable. For such locations, mobile park model cabins are a better choice than stick-built cabins.
27. **May concession contractors modify signage to be distinct for the concession area they manage?** Current signage was installed by Reclamation for interim operations in 2013. As long as proposed signs meet the standards of the Reclamation Sign Guidelines and are approved by Reclamation, the Concession Contractor can develop a sign plan and a thematic approach to signage in their concession operations.
28. **What will incentivize concession contractors to keep up the condition of the facilities?** Through this prospectus and with the award of new long-term concession contracts, Reclamation will be directly engaged in the development of concession areas (originally the concession areas were developed under the management of Napa County, which had an agreement with Reclamation to manage recreation at Lake Berryessa). As well, Reclamation has a Concessions Review Program to conduct regular facility inspections and identify enforceable timeframes within which repairs must be completed. Facilities that Reclamation designates as Concession Contractor Improvements to be retained upon the expiration of the contract will be evaluated according to Section 5 of the draft contract. The appraisal that results from that assessment will determine the amount that Reclamation will require incoming concession contractors to pay to the outgoing concession contractor. Consequently it is in the concession contractor's interest to maintain the facilities in good condition.
29. **Is a maintenance reserve required?** No, Reclamation does not require a maintenance reserve; however it does recommend that bidders plan for the repair and replacement of facilities in their bids. Reclamation does require a Reserve Account for Facilities Improvement (RAFI) for major non-recurring repairs.
30. **Is the Supplemental Surcharge in addition to Transient Occupancy Tax (TOT), and is it intended to wholly defray the costs associated with infrastructure development?** The Supplemental Surcharge is an add-on to the rates for any services to assist in defraying the costs of assessments and/or infrastructure development. The Supplemental Surcharge is authorized initially at up to 5%, with reviews on the percent every three years. The Supplemental Surcharge is intended only to help defray the costs of assessments and/or infrastructure, not to completely pay for all assessments and/or infrastructure.
31. **Can water that has undergone tertiary treatment be used for irrigation?** Use of reclaimed "gray water" or other wastewater would be subject to the provisions of the State of California Water Code.
32. **What landscaping restrictions does Reclamation have?** Reclamation stresses the use of native plants in landscaping.

33. **Are there any existing water tanks that can be used by new concession contractors?** There are a variety of Pre-Existing Facilities, which may include water tanks at Spanish Flat and Monticello Shores that are available for use by future concession contractors. Reclamation makes no claims to the usability of these facilities, and the concession contractor would have to do a condition assessment and make necessary repairs before they could be used.
34. **Does the U.S. Army Corps of Engineers limit dock sizes, and does new construction of marinas and marina anchors require Corps of Engineers permitting?** A Section 404 Clean Water Act Permit from the Corps of Engineers may be required for the installation of dock or marina anchors if they qualify as fill.

Taxes and Permitting:

35. **Does Napa County charge a Transient Occupancy Tax?** Yes.
36. **Is a Conditional Use Permit required from Napa County?** A Conditional Use Permit may be required for certain business activities in Napa County. Napa County Department of Planning requires a Pre-Application Meeting in order to determine what the specific permitting requirements and submissions are. Reclamation property is excluded from the zoning definitions and the plans and actions identified in the Napa County General Plan.
37. **The Prospectus has a placeholder for a Memorandum of Understanding (MOU) with Napa County. What is the nature of that MOU, and why is it included in the Prospectus?** The MOU currently being developed with Napa County is to spell out the permitting process for construction of buildings and facilities. Unlike some federal agencies and installations, Reclamation holds almost all of its property in what is defined as proprietary jurisdiction, which essentially means that Reclamation is treated as a private landowner, and the property is subject to all applicable federal, state and local laws. For Lake Berryessa, this means that permitting for construction and associated activities is conducted through Napa County's permit process. Reclamation must approve all construction projects on its property as Reclamation is acting as the landlord, but formal permitting is solely Napa County's responsibility, with the exception of grading permits and roadway design and construction. The planning commission does not review these proposals, and Reclamation lands are outside of the County General Plan.

Recreation Policies:

38. **Are float planes and sailboats allowed at Lake Berryessa?** Yes, float planes and sailboats are allowed at Lake Berryessa, subject to the restrictions in 43 CFR 423.
39. **Does Reclamation require a reservation system, and if so must it be Recreation.gov or ReserveAmerica?** Reclamation does require a reservation system. A specific reservation system such as Recreation.gov is not required, but Reclamation has had success with that system in its operations and it does provide beneficial national exposure and marketing assistance. As such, use of Recreation.gov is encouraged.
40. **What are Reclamation's overnight stay limits?** 43 CFR 423 regulates public conduct on Reclamation facilities. It determines that visitors may spend no more than 14 days out of every thirty at Lake Berryessa. The Prospectus does outline an "Extended Occupancy" that is permitted in the VSP/ROD. Actual use shall be limited to a maximum of 90 consecutive days and no more than 6 months total per year.

60% Infrastructure Plans and Construction:

41. **Can bidders propose plans that are different than those identified in the 60% Infrastructure Plans?** Yes, however if the impact is larger, or in an area that was not studied in Reclamation's Environmental Assessment for the 60% Infrastructure plans, the Concession Contractor will be required to conduct additional NEPA documentation.
42. **Does the government have cost estimates for the installation of toilets and docks?** Reclamation did recently install vault toilets and docks. Cost estimates are provided as part of the 60% Infrastructure report.
43. **Can construction be phased?** A phased approach to construction is assumed in the Prospectus and the Financial Feasibility Evaluation (FFE). The FFE identifies three phases of development based on the years of the contract. Phase one is years one through five. Phase two is years six through ten. Phase three is that portion of the contract beyond year ten. Please refer to the FFE for the phasing assumptions for the specific sites.
44. **Is there a required square footage for cabins?** Yes, the Prospectus and 60% Infrastructure designs identify and describe the types of facilities and services, including several different types and sizing of cabins and lodging, including tent cabins, yurts, rustic cabins, and park models.
45. **Are cost estimates provided in the 60% Infrastructure Report for all Required Services?** Yes.

Environmental Documentation:

46. **Will all National Environmental Policy Act (NEPA) documentation be done by Reclamation?** No, Reclamation will address the NEPA documentation for the required services at a programmatic level and for the 60% infrastructure plans to the site-specific level based on the Draft Infrastructure Basis of Design Report and 60% Design Drawings included in amendment 1 to the Prospectus. If selected bidder propose development that differs from that proposed in the 60% infrastructure plans, the selected bidder is then responsible for the programmatic and site-specific NEPA documentation. The closer the final plans are to the 60% infrastructure plans, the less additional NEPA documentation will be required.
47. **Will the level of development at Lake Berryessa require a new Record of Decision (ROD)?** No. The 2006 Visitor Services Plan/Record of Decision (VSP/ROD) is a NEPA document which identifies the types of recreation facilities and services envisioned for Lake Berryessa and analyzes their impacts at a programmatic level. The NEPA documentation which is in progress now for the concession area development takes the VSP/ROD a step further by providing more detailed information and impact analysis on a site-by-site basis. The final designs developed by the successful offerors to this prospectus can tier off of the foundation established by the VSP/ROD and the current NEPA process.
48. **How long will the NEPA documentation for the 60% infrastructure take to be completed by Reclamation?** Reclamation foresees this NEPA documentation being completed in time for the execution of any contracts.
49. **Which types of Facilities have the least impact and would require the least effort for environmental review?** There is no one blanket answer for this question as it depends on the disturbance associated with each facility as it is installed, and the environmental impacts associated with its use, among other factors.

Financial:

50. **Are the rates for visitor services defined in the prospectus?** Links to the current rates charged by concession contractors at Lake Berryessa are available at http://www.usbr.gov/mp/ccao/berryessa/docs/latest_concession_rates.pdf. As well the Prospectus includes the Reclamation rate approval process, and how rates are set.
51. **Does Reclamation permit an entrance fee?** Reclamation allows concession contractors to charge amenity fees based upon the activities that visitors engage in, including camping, lodging, launching, day use, as well as other fees identified in the Reclamation Concession Management Guidelines, which are

included in the appendix to the Prospectus (Part 7.3). Entrance Fees are not permitted.

52. **How can the required financial pro formas be developed without an indication of what rates are acceptable?** Rates are determined by the methods set up in the Reclamation Concession Management Guidelines, including comparability with similar recreational opportunities. There are methods to justify higher rates through proper documentation as specified in the Reclamation Concession Management Guidelines. Rates used for Reclamation's financial evaluation are included in the Financial Feasibility Evaluation released as part of Amendment 1 to the prospectus.
53. **Should bidders submit proposed rates as part of their bid?** Parts three and five of the Prospectus identify the acceptable form, method, and content of the bids.
54. **Is the Return On Investment (ROI) identified in the Prospectus based solely on the initial investment?** No. The estimated Internal Rates of Return and Present Value are based on all costs, including initial capital investment and operating costs. Further information is available in the Financial Feasibility Evaluation released as part of Amendment 1 to the prospectus.
55. **How does an investor recoup infrastructure costs if infrastructure belongs to Reclamation at the end of the contract?** The Financial Feasibility Evaluation released as part of Amendment 1 to the prospectus outlines the residual value question. As part of the financial documentation provided as part of a bid, bidders are expected to demonstrate their ability to recoup all costs through the term of the contract and generate a reasonable profit. Because of the potential length of the contract, residual value for infrastructure is not assumed to be present at the end of the contract since assets with a depreciable life less than the contract have no residual value at the end of the contract. In addition, Concession Contractors are permitted to charge a "Supplemental Surcharge" for all services provided in order to help to offset costs of infrastructure development and/or assessments. See all the response to Question #30.
56. **Is there a residual value for improvements similar to Capital Investment Recovery/Leasehold Surrender Interest used by the National Park Service? How would Concession Contractors be reimbursed for their investments?** Reclamation does not have the authority to use Capital Investment Recovery like the Park Service does. Reclamation must comply with our existing authorities as well as the Anti-Deficiency Act, which requires that agencies make no obligation in excess of appropriated funds. But Section 5 of the draft contract identifies the process that determines which Concession Contractor Improvements are to be retained beyond the end of the contract, how they are evaluated, and how that value once determined is incorporated into future contract solicitations. Because of the potential length of the contract, residual value for Concession Contractor Improvements is not assumed to be present at the end of the contract since assets with a depreciable life less than the contract have no residual value at the end of the contract, and

Reclamation's Financial Feasibility Evaluation is based on this assumption. However improvement made during the contract term may result in some residual value. Some property, defined as Concession Area Infrastructure and including roads, ramps, electrical, water and wastewater facilities, is not sold or reimbursed in Section 5 of the draft contract; but instead would fully depreciate by the end of the contract and would become the property of Reclamation. As part of the financial documentation provided as part of a bid, bidders are expected to demonstrate their ability to recoup all costs through the term of the contract and generate a reasonable profit.

57. **Is Business Interruption Insurance required?** Business Interruption Insurance is not required. Exhibit I to the draft contract identifies insurance requirements.
58. **Is self-insurance for personal property allowed, and if so to what limit?** Property insurance is specified to apply to buildings, structures, improvements, betterments and contents for all Concession Facilities. Self-insurance for liability insurance shall not exceed \$100,000. Exhibit I to the draft contract identifies insurance requirements.
59. **Does Reclamation have useful financial information from previous concession operations?** Reclamation does have financial data from previous concession operations, however since previous operations were based on a use model centered on long-term trailer site leases, the financial data does not apply to the current plans developed by Reclamation. Information on the potential demand for recreation services is available in Reclamation's Draft Final Market Analysis, available at <http://www.usbr.gov/mp/ccao/berryessa/updates/index.html>. As well, an organization called Visit Napa Valley has information about visitation in Napa County.
60. **Are the estimated IRRs in the Financial Feasibility Evaluation based on the Required Services only?** Yes, the Required Services are the levels of facilities and services that the Financial Feasibility Evaluation was based on. The Required Services are identified to be constructed or installed over three phases and this is reflected in the Financial Feasibility Evaluation.
61. **What is the impact of combining multiple sites into a single contract?** The Financial Feasibility Evaluation identifies potential benefits of shared overhead and operational costs between two or three concession areas being managed together (bundling). Reclamation's objective is to have the all 7 concession areas at the lake be successful, and is willing to explore combined operations in order to develop the best business opportunities possible.
62. **Can the financial forms included in Part 5 of the Prospectus be modified?** Yes, so long as all of the information necessary to evaluate the bid is included.

Putah Canyon:

63. **What is the potable water situation at Putah Canyon?** Reclamation is not responsible for providing water at Putah Canyon to meet the Required and Authorized services. Reclamation did conduct exploratory drilling for a well, however contractual issues prevented well development. Reclamation is still attempting to develop a well at Putah Canyon. Previous operations at Putah Canyon used surface water with appropriate water treatment, which is still an option. Concession contractors must develop potable water systems with approval from the State Water Resources Control Board. The 60% Basis of Design Report includes design assumptions for potable water
64. **Does Putah Canyon have any current waste water infrastructure?** No. The 60% Infrastructure Designs identify where ponds and spray fields would be located. Waste water permitting is addressed through the Central valley Regional Water Quality Control Board. The VSP/ROD identifies locations, based on elevation and distance from the shoreline for the location of waste water facilities.
65. **What is the current condition of the former underground fuel storage tank site?** The former site of the underground fuel storage tank has undergone environmental remediation and is being monitored because of elevated levels of petrochemicals. The underground tank location is currently rescinded from use by concession contractors, and that rescission is identified in the prospectus. Treatment tanks in the boat launch parking lot are part of the remediation of the tank site, and Reclamation is working to remove the tanks. Because of the presence of petrochemicals in the soil, the area near the previous tank location is a potential hazard for long-term exposure and so may not be developed for camping or overnight use, and the ground may not be disturbed. Monitoring wells are present in the rescinded area and Reclamation is expecting that monitoring will continue for many years, and consequently Reclamation does not see the rescission ending in the near term. The future long-term Concession Contractor is not responsible for remediation or monitoring of prior underground fuel storage sites. See Section 4.E of the Part 6 Draft Concession Contract for more details.
66. **How many camp sites are at Putah Canyon, and what are they like?** Currently there are approximately 100 camp sites at Putah Canyon, but the number and location of camp sites reflect the current interim use of the site pending future development. Section 2 of the draft concession contract in the Prospectus identifies the number of Required and Authorized camp sites for Putah Canyon. None of the campsites have hookups. Each site does have a table, stand-up grill, and fire ring as government provided property that Reclamation will assign to the concession contractor's use in order to provide some recreational services as the contract starts.
67. **Is the proposed location of the Marina where the marina was historically, and if not why change the location?** No, the marina was originally located on the southeast portion of the main boat launch area at Putah Canyon.

Because of the rescission of the area near the prior marina location due to the underground storage tank remediation and monitoring, the marina can no longer be located in this area.

68. **In low water situations may the boat slips be moved further into the lake?** Yes, slips and docks may be adjusted to address changing water elevations but must remain within concession area boundaries, unless other arrangements are made with Reclamation for unusual circumstances.
69. **What is the electricity situation at Putah Canyon?** Electricity is provided by PG&E. Power enters the facility at primary distribution points, with service to the entrance station, park host site and other areas. There are other pre-existing electrical facilities, portions of which may or may not function.
70. **What sorts of facilities were present at Putah Canyon before it was all removed?** Putah Canyon had a variety of facilities including a restaurant, hotel, day use, gazebo, mobile homes, launch ramp, marina, camping, store and fuel.

Monticello Shores:

71. **What types of facilities were historically at Monticello Shores?** Monticello Shores had trailers, boat launch, marina, cabins, store, and camping.
72. **Do proposals for Monticello Shores have to use the full extent of the concession area?** Proposals for Monticello Shores do not have to develop the whole area, however the existing boundaries will be the boundaries included in the concession contract.
73. **Has Reclamation attempted to develop water for Monticello Shores?** Yes, Reclamation has developed test wells based on locations provided by a dowser. The water was of limited quantity and poor quality. Information on the exploratory drilling is provided in the 60% Infrastructure Design report. Development of a potable water source, whether groundwater or surface water, will be the responsibility of the concession contractor.
74. **Are there rights to use surface water at Monticello Shores?** Reclamation does have a limited allocation of water in Lake Berryessa. The use of surface water is feasible at all five concession areas but would require a higher level of treatment than well water.
75. **Has the former ramp at Monticello Shores been removed?** Yes, the ramp has been removed.
76. **Does Reclamation have a financial spreadsheet for Monticello Shores?** Reclamation has structured the business opportunity for Monticello Shores to be more open and flexible than the other sites, with bidders proposing both the Required and Authorized Services. Since Reclamation does not know what types of services bidders may propose for Monticello Shores, Reclamation does not have a financial workbook for Monticello Shores, and expects the

bidders to develop one that addresses the facilities and services included in their bid.

77. **Since the Required Services are largely to be defined by the bidders at Monticello Shores, is the cost for NEPA documentation at that site to be borne by the selected Concession Contractor? Yes**
78. **How does Reclamation currently address lake users who boat into Monticello Shores?** Reclamation monitors the boaters to ensure that they are not using the facility overnight and are not creating fire hazards.
79. **What is the infrastructure situation at Monticello Shores?** Much of the above-ground infrastructure components, except electrical poles, were removed. Portions of the underground infrastructure components may still be present. Reclamation has no as-built plans for any of the infrastructure, and consequently designed the 60% plans under the assumption that nothing pre-existing functioned. As with all five sites, bidders must accept the land assignments and associated pre-existing facilities “as-is”, with no expectation that Reclamation will construct, repair or remove any facilities.
80. **How will bids for Monticello Shores be evaluated since the Required and Authorized Facilities and Services are determined by the bidders?** Monticello Shores will require development that meets the requirements of the VSP/ROD, but the specific types, levels, and numbers of services and facilities are not defined in the Prospectus. The five evaluation criteria that are outlined in Part 5 of the Prospectus will be the criteria that all bids are evaluated under.

Berryessa Point:

81. **Is repair of the large retaining wall in the Berryessa Point rescinded area included in the 60% infrastructure design report?** No, the large retaining wall fell outside the scope of the infrastructure report, and Reclamation has taken no action to repair or remediate the wall based on the lack of funding.
82. **Can the rescinded peninsula be used for any type of facility or service, such as car parking?** As long as the area is designated as rescinded, no development or use is permitted. The concession contractor may include in their bid a proposal for remediation or removal of the retaining wall for future use, at the bidder’s expense.
83. **Has Reclamation considered re-opening the launch ramp at Berryessa Point during the current drought since the cove still has about 60 vertical feet of water?** Reclamation does not have plans to re-open or operate this concession area except by a new concession contractor.
84. **There is evidence of recent well development activity at Berryessa Point. What is the condition of the well?** Reclamation conducted exploratory drilling in a location identified by a dowser. The exploratory drilling resulted in low flows of water, and the water was of poor quality. Information on the exploratory drilling is provided in the 60% Infrastructure Design report.

Currently no water facilities are developed or required at Berryessa Point.

Development of a potable water source, whether groundwater or surface water, is authorized and will be the responsibility of the concession contractor.

85. **How many slips are authorized at Berryessa Point, and can a bidder propose a larger number?** Fifty slips are authorized at Berryessa Point. Bidders may propose additional slips beyond that number, however, Reclamation will only evaluate and score a bid based on the Required and Authorized facilities and services identified in the draft contract.
86. **Are there wastewater treatment ponds at Berryessa Point?** No, all of the wastewater ponds were remediated, filled-in and closed. The same is true at the other sites with wastewater ponds.
87. **Looking across the lake, what is visible from Berryessa Point?** The Lake Berryessa Wildlife Area is visible along the eastern shore of the lake. Further from the shore are several ranches. Berryessa Peak, with radio repeaters rises above the lake, wildlife area, and ranches.

Spanish Flat:

88. **Is potable water available at Spanish Flat?** Yes, Spanish Flat Water District is available to provide water to Spanish Flat Recreation Area, and currently does so through a limited water distribution system for the interim concession contractor at Spanish Flat.
89. **Based on the numbers of Authorized Services and facilities, it appears that Reclamation is trying to minimize the lodging options at Spanish Flat. Is that the case and if so, why?** Reclamation is not attempting to minimize lodging at Spanish Flat, and bidders are encouraged to proposed additional lodging beyond the authorized number if they see a business opportunity there. The numbers identified as authorized were done so by Reclamation's consultants based upon existing site conditions, limited flat space availability, accessibility concerns and restrictions to traffic circulation. The services were identified as authorized because of the water, wastewater, and other infrastructure that would be needed to develop the lodging areas.

Steele Canyon:

90. **What is the community adjacent to Steele Canyon on the nearby hillside?** Berryessa Highlands subdivision is a mix of year-round residents and vacation homes.
91. **Why is Steele Canyon potentially popular with visitors from the Bay Area?** Steele Canyon is one of the first and most convenient concession sites for visitors coming from State Highway 121. As well, Steele Canyon has a large

amount of space for camping, large parking areas, excellent lake access and a large boat launch ramp.

92. **Has Reclamation considered “floating hotel rooms” at Steele Canyon?** Reclamation does allow overnight stays in the marinas, with restrictions. Reclamation has authorized floating campsites in Steele Canyon similar to those at Lake Oroville.
93. **What is the potable water and wastewater situation at Steele Canyon?** The Napa Berryessa Resort Improvement District (NBRID) is the required water and wastewater service provider for Steele Canyon. With recent improvements to its facilities, NBRID has the water and wastewater capacity to meet the needs of Steele Canyon. New wastewater treatment facilities were developed nearby on Reclamation property as part of a long-term land-use agreement between Reclamation and NBRID. Any odors from this facility are not detectable at Steele Canyon. The current water and wastewater connection point is approximately one quarter-mile from the Steele Canyon boat launch ramp. Charges through NBRID for water and for wastewater services would include a hook-up fee and a use fee based on a metering system.
94. **Is there any water and wastewater infrastructure left at Steele Canyon from previous operations?** Yes, some pre-existing lift stations, water and wastewater lines, and hydrants are located around the facility. Tests conducted by Reclamation of the water lines indicate that there are likely leaks, and the assumption is that water and wastewater infrastructure that remains is not usable.
95. **Who owns the electrical poles in Steele Canyon?** Some poles are PG&E poles. PG&E provided electrical service to designated points within Steele Canyon. The previous concession contractors then developed electrical distribution systems from those points, consequently poles associated with the previous concession contractors are pre-existing facilities that the incoming concession contractors can find use for, relocate, or remove as appropriate. The 60% Infrastructure Basis of Design Report provides additional information about electrical lines in Steele Canyon.
96. **Are the boat-in camp sites within the boundaries of Steele Canyon?** Yes, the Authorized boat-in and floating campsites are within the boundaries of Steele Canyon.
97. **Is dry boat storage permitted at Steele Canyon?** 96 dry boat storage spots are authorized for Steele Canyon.

Lake Berryessa Prospectus Review and Site Orientation Attendees

The Following individuals attended one or both of the Lake Berryessa Prospectus Review and Site Orientations held on July 17 and July 24, 2015.

Name	City, State
Terry Sparkman	Napa, CA
Wes Plunkett	Napa, CA
Bruce McClellan	San Francisco, CA
Craig Reynolds	Parker, AZ
Edward Hawk	Parker, AZ
Marshall Pike	Red Bluff, CA
Chad Frazier	Napa, CA
Kate Frazier	Napa, CA
Marty Rodden	Napa, CA
Brian Stewart	San Francisco, CA
Greg Pitts	St. Helena, CA